



INFORMATION BULLETIN Community Services Division	BULLETIN DATE	December 29, 2023
	ISSUED BY	Pamela Bashline Community Services Manager
	MUTUAL	Golden Rain Foundation
	AUTHORITY	Resolution 90-23-69
	ADOPTED DATE	December 5, 2023
SUBJECT: GRF Additional Occupancy Fee Increase		

Each unit is responsible for a pro rata share of GRF’s assessment whether occupancy is one or two individuals. However, when more than two individuals reside in a unit, GRF charges an additional occupancy fee to recover costs related to incremental usage of GRF amenities and facilities.

On December 5, 2023, the GRF board of directors increased its additional occupancy fee from \$100 to 50% of the GRF total basic assessment per manor per month (rounded to the nearest dollar) for each additional occupant over two, to offset costs incurred by the extra occupants. Therefore, effective January 1, 2024, the additional GRF occupancy fee will be \$114 (\$228.22 x 50%).

The additional fee does not apply to caregivers (live-in or other) that are registered with the state of California and GRF.

Please find the approved resolution below for your review:

RESOLUTION 90-23-69
GRF ADDITIONAL OCCUPANCY FEE

WHEREAS, the GRF assessment for net operating costs, reserve and restricted reserve contributions is divided equally by the number of units in the Community, regardless of how many individuals occupy a unit; and

WHEREAS, an Additional Occupant Fee is charged for each individual in excess of two occupants residing in a unit, to account for additional use of community services and facilities; and

WHEREAS, Care Givers (live-in or other) that are registered with the state of California are excluded from the GRF Additional Occupancy Fee; and

WHEREAS, the Additional Occupant Fee is applied to the owner’s account beginning on the first day of the calendar month immediately following the additional occupant’s effective date; and

WHEREAS, the board periodically reviews fees as part of the business planning process to determine adequacy of revenues and shared costs; and

NOW THEREFORE BE IT RESOLVED, December 5, 2023, that the Board of Directors of this Corporation hereby sets the Additional Occupant Fee at 50% of the GRF Total Basic Assessment per manor per month (rounded to the nearest dollar) for each additional occupant over two, to offset costs incurred by the extra occupants, to be effective January 1, 2024; and

RESOLVED FURTHER, that such fee shall be reflected on the Fee Schedule; and

RESOLVED FURTHER, that Resolution 90-19-57 adopted December 3, 2019, is hereby superseded and cancelled on the effective date of January 1, 2024; and

RESOLVED FURTHER, that the officers and agents of this corporation are hereby authorized on behalf of the corporation to carry out this resolution.

The total basic assessment information for GRF can be found on page 9 in the 2024 Greenbook (business plan) located on the website. Find the 2024 Greenbook at lagunawoodsvillage.com/residents/financial-services, under Budget & Financial Statements.

Realtors and escrow officers are requested to inform their staff and clients of these guidelines.

Please note: The website location for all mutual policies may change when the new website is completed.

Also, please always refer to the website for the most current documents.

Please email realtorforums@vmsinc.org with questions. Thank you.